



10. a.m. Wednesday 18th November 2020

To be conducted virtually (meeting platform open from 9.30am)

Members of the Planning Committee of the Chilterns Conservation Board for the Chilterns Area of Outstanding Natural Beauty are hereby summoned to a meeting of the Planning Committee at 10.00 a.m. Wednesday 18th November 2020. Access to meeting from 9.30am.

This meeting is being held remotely in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility etc.) (England and Wales) Regulations 2020.

Agenda

1. Apologies	10:00 – 1 min
2. Declarations of Interest	10:01 – 1 min
3. Minutes of Previous Meeting	10:02 – 8 mins
4. Matters Arising	10:10 – 5 mins
5. CCB Update from Chief Executive Officer (verbal update)	10:15 – 15 mins
6. National Planning Consultations – update	10:30 – 20 mins
7. Planning Application Responses and Updates	10:50 – 20 mins
8. Development Plan Responses – update	11:10 – 10 mins
9. Sub-Regional Transport and Responses – update	11:20 – 10 mins
10. Strategy Discussion on the Oxford-Cambridge Arc	11:30 – 25 mins
11. Any Urgent Business	11:55 – 5 mins
12. Date of Next and Future Meetings	12:00

Chilterns Conservation Board Planning Committee

Wednesday 18th November 2020

Item 3: Minutes of Previous Meeting

- Author:** Matt Thomson, planner; Deirdre Hansen, clerk
- Lead Organisations:** Chilterns Conservation Board
- Resources:** Budget of £500 per year for minute-taker plus staff time
- Summary:** Minutes of the previous meeting are attached (at Appendix 1) and require approval.
- Purpose of report:** To approve the Minutes of the previous meeting.

Background

1. The draft minutes from the meeting on 15th July 2020 are attached (at Appendix 3.1) for approval.

Recommendation

1. That the Committee approves the minutes of its meeting which took place on 15th July 2020.

APPENDIX 3.1



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE CHILTERN'S
CONSERVATION BOARD FOR THE CHILTERN'S AREA OF OUTSTANDING NATURAL
BEAUTY**

held on Wednesday 15th July 2020 by remote video conferencing

commencing at 10.00 AM

BOARD MEMBERS PRESENT

Member	Appointing Body
Appointed by Local Authorities	
Cllr Lynn Lloyd	South Oxfordshire District Council.
Cllr Hugh McCarthy	Buckinghamshire Council
Cllr Richard Newcombe	Buckinghamshire Council
Cllr Nick Rose	Buckinghamshire Council

Appointed by the Secretary of State	
Colin Courtney	Secretary of State
John Nicholls	Secretary of State - Chairman
Elizabeth Wilson	Secretary of State - Vice-Chair

Elected by Parish Councils	
Cllr Sue Biggs	Oxfordshire

Co-opted Members	
Chris Hannington	
Paul Hayes	

Officers present-	
Elaine King	CCB Chief Executive Officer
Mike Stubbs	CCB Planning Advisor
Matt Thomson	CCB Planner

And others	
Deirdre Hansen	Minute taker
Paul Matthews	Member of the Public- Volunteer Transport Advisor

This meeting was held remotely in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel meetings) (England and Wales) Regulations 2020 no. 392

399. Apologies for absence

Apologies were received and accepted from Cllr Alison Balfour-Lynn, Hertfordshire Parish Councils, Cllr Paul Duckett Board Member, Cllr Steve Jarvis, Board Member, Cllr Charles Mathew, Board Member and Ian Waller, Board Member.

400. Declarations of Interest

The Chairman declared a personal interest as a member of Caversham and District Residents Association, Cllr Hugh McCarthy declared a personal interest as a member of Buckinghamshire Council Strategic Planning Board, Chris Hannington declared a personal interest as an advisor to Caversham and District Residents Association, Cllr Richard Newcombe declared a personal interest as a member of Buckinghamshire Council's

Strategic Site Committee and Cllr Nick Rose declared a personal interest as the Vice-Chairman of Buckinghamshire Council's Chiltern East Area Planning Committee.

401. Minutes of the previous meeting

The minutes of the meeting held 4th March 2020 were approved as a true record after "stated" in 398.2 was amended to read commended.

402. Matters Arising from the minutes

- Re 395 Update on Chilterns Transport Strategy work, the CEO reported that she had a meeting with the Chiltern Society, but that the meeting with Buckinghamshire Council's Highways Authority has not yet taken place.
- Re 395 Update on Chilterns Transport Strategy work, a question was raised if NPPF 172 had been included in the revised draft document regarding objective 3.

403. CCB Update from Chief Executive Officer and introduction of the new Planner.

The CEO gave a brief update on the report issued.

She thanked the Chairman, Vice-Chair and the Planning Advisor on keeping the flow of work progressing positively in the period since the Planning Officer left and the Planner started in post.

10.07 Colin Courtney joined the meeting

Planning is a key part of how the CCB addresses and faces the threats and opportunities on the AONB.

The CEO gave updates on Defra's work with the Contact Group of AONB and National Park representatives, of which the CEO is a member.

The members discussed the report and the developments.

The CEO welcomed Matt Thomson, Planner, to the CCB. He introduced himself to the Committee and gave a short overview of his career to date.

1. The Committee NOTED the developments.

404. Planning Applications responses and updates

The Planning Advisor had provided the Committee about and sought approval for the 33 representations that have been made by the Planning Advisor under delegated powers in connection with Planning Applications as detailed in the agenda.

He commented that there have been 5-6% more planning applications so far this year compared to last year. It was also highlighted where the CCB's comments had played a role in the determinations of planning applications/appeals.

Particular note was made of the following planning applications:

- P19/ S2646/FUL Highlands Farm, Highlands Lane, Rotherfield Greys RG9. CCB objection, SODC granted, but condition 12 on the exterior flint work is nuanced taking in CCB objection comments.
- P19/S4576/O Land at Little Sparrows, Sonning Common. CCB objections. SODC refused, deeply harmful to the AONB.
- DBC/reference 4 /00373/FUL. (APP/A1910/W/19/3242164) The Hoo, Ledgemore Lane Gt Gaddesden. Written submission on behalf of CCB, appeal dismissed. It was noted that the Planning inspector had made helpful comments.
- 19/08073/OUT Land between Stream and Sunridge Risborough Road, Little Kimble. CCB comments, pending. The setting here is important.
- *Having declared a personal interest, Cllr Nick Rose withdrew from the meeting.* PL/20/0429/FA Chiltern Golf Course, Green Street, Chorleywood. CCB comment/objection. Pending
- Landscape assessment- scoping for viewpoints in assessment. Princes Risborough Relief Road. CCB comments. Pending.
- P20/S1589/FUL The Springs Golf Club, Wallingford Road, North Stoke. CCB comments. Pending. The applicant had informally consulted with the CCB and taken CCB comments onboard.
Cllr Nick Rose returned to the meeting.
- 20/0898/OUT and 20/0882/OUT Land to the east of Green Street, Chorleywood. The Committee was asked to consider the principle of this application. The Committee expressed an objection to major development in the AONB.
- APP/Q3115/W/16/3165351 CABI International, Nosworthy Way, Mongewell, Wallingford decision Aug 2020

The Planning Advisor was thanked for his work.

1. **The Committee NOTED and APPROVED the responses made in connection with the applications as listed.**

405. Transport consultations

An update was provided on the recent transport focused consultations as drafted and or submitted since the last Planning Committee meeting. The work has been carried out by the Chairman and Vice-Chair.

The Chairman having declared a personal interest withdrew from the meeting and the Vice-Chair took the Chair.

1. CCB draft comments on Reading Draft Local Transport Plan 2036 (consultation opened 4th May 2020 and closes 30th August 2020).

The Chair reported that the Reading Local Transport Plan has many merits: it supports active travel and the use of public transport, but the CCB registers its concern with the plans for the Northern Orbital Road and the proposed third bridge over the Thames. It was noted that details are difficult to find in the plan.

The Committee discussed the proposals and suggested amendments to the draft comments. While members accepted that Caversham suffers from high traffic flows and poor air quality, concern was expressed that:

1. the proposals would adversely impact visually on the AONB, and
2. the proposals would increase traffic through the Chilterns AONB with consequent damaging impacts to settlements, tranquillity, air quality and biodiversity
3. the third bridge was unnecessary, in the context of current and anticipated changes in patterns of working and travel, which should also reduce the pressures on Caversham.

The Committee agreed to make an unqualified objection to the plans for the Reading Northern Orbital Road and the proposed third bridge over the Thames, for the three reasons above

John Nicholls re-joined the meeting and took the Chair. He thanked Vice-Chair for taking the Chair.

2. CCB/Chiltern Society joint paper on Transport Planning in the Chilterns.

Following discussion with Buckinghamshire County Council, the joint paper was sent to Oxfordshire County Council, Hertfordshire County Council, Bedfordshire Council and Luton Borough Council. Disappointingly, only Oxfordshire CC had responded. The meeting agreed to resend the paper addressing cabinet members, officers of the local authorities, copying in the local Board Members.

3. CCB response to Oxfordshire Local Transport and Connectivity Plan (consultation 4th March to 17th May 2020)

The CCB's response was noted.

4. England's Economic Heartlands (EEH)- consultation on Integrated Sustainable Appraisal Scoping.

It was noted that the Chairman, on an interim basis, has served on the EEH advisory 'Influencers Group'. This task will now be taken on by the Planner. The comments on the consultation were noted.

5. Transport for South-East (TfSE) Transport Strategy.

The CCB's response was noted.

1. The Committee MADE suggestions and NOTED the responses made in connection with the Transport Consultations.

406. Development Plan Responses

The Planning Advisor informed the Committee that he had submitted representations on 3 consultations.

Members noted the representations made.

1. A National Consultation (Sky typing)
2. A Local Plan Examination- South Oxfordshire
3. A Development Plan Document - Dacorum

Current Development Plans:

It was noted concerning the SODC PINS examination, that local residents have expressed great concern about the developments at the site of the A481, at Playhatch and at Reading.

1 The Committee APPROVED the responses that had been sent, NOTED the current consultations on development plans.

The Chairman thanked the Planning Advisor.

407. Urgent Business

1. The Committee was reminded of the CPRE star counting survey, and the intention to explore the Chilterns Dark Skies status at some point in the future.

The next meeting was agreed: Wednesday, 18th November 2020.

The Chairman expressed his thanks to Vice-Chair, Lynn Cordice, Administration Officer and the Minute taker for their assistance during the last few months between planning officers.

The Chair.....

Date.....

Item 10: Dates of Next and Future Meetings

- Author:** Chair of Planning Committee
- Lead Organisations:** Chilterns Conservation Board
- Resources:** Budget of £500 per year for minute-taker plus staff time
- Summary:** Dates for Planning Committee meetings in 2021 have been proposed to the Board following discussion with the Chairman, Vice-Chair and staff.
- Purpose of report:** To update on the date of the next and future meetings of Planning Committee, which are:
- Wednesday 3rd March 2021
 - Wednesday 14th July 2021
 - Wednesday 17th November 2021

Item 6: National Planning Consultations

- Author:** Matt Thomson, planner, with Michael Stubbs, planning advisor
- Lead Organisations:** Chilterns Conservation Board
- Resources:** Staff time
- Summary:** Since the last Planning Committee meeting, submissions have been made in response to two major national government consultations, and as evidence to an All-Party Parliamentary Group inquiry.
- Purpose of report:** To inform the Committee about, and seek approval of, the responses that have been made under delegated powers in connection with consultations on changes to national policy and legislation, and other submissions made to government or parliament.

Background

1. Since the last Planning Committee meeting, the government has been busy consulting on both short- and long-term changes to planning in England, and we have submitted responses to both the “Changes to the Planning System” and “Planning for the Future (the planning white paper)” consultations from the Ministry of Housing, Communities and Local Government. In doing so we have worked with others in the AONB community, and contributed to the National Association of AONBs’ high level response to the Planning White Paper (circulated to Committee Members for info).
2. We have also submitted evidence to an All-Party Parliamentary Group inquiry into policies for creating and protecting dark skies.

Recommendations

1. **That the Committee notes and approves the responses made on the national consultations listed in Appendix 6.1.**

Item 6 - APPENDIX 6.1			
CCB Responses on National Consultations:			
Consultation document	Consulted by	Response – summary	CCB response date
All Party Parliamentary Group		<p>All Party Parliamentary Group (APPG) Dark Skies Policy Consultation</p> <p>Written Evidence submitted by the Chilterns Conservation Board (CCB).</p> <p>The CCB responds to the APPG's call for evidence on <i>the main threats and challenges that the cause of dark sky preservation faces in the UK, and the most effective and actionable ways in which legislators and policy makers can seek to address these challenges – exploring environmental, economic, energy and health consequences of light pollution.</i></p> <p>The Chilterns Conservation Board was established as an independent body by Parliamentary Order in July 2004 and has 27 members, all drawn from local communities. The Board's purposes are stated in section 87 of the Countryside and Rights of Way Act 2000 (CROW Act), as:</p> <p><i>"s 87 (1) It is the duty of a conservation board, in the exercise of their functions, to have regard to: (a) the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty, and (b) the purpose of increasing the understanding and enjoyment by the public of the special qualities of the area of outstanding natural beauty"</i></p> <p>The Chilterns AONB covers a section of England's highly prized natural landscape, running from the Thames in South Oxfordshire, through Bucks and Beds to Hitchin in Hertfordshire. It is one of 34 AONBs as introduced in 1949, which cover some 14% of England.</p> <p>CCB Summary and Recommendations for Action.</p> <p>Dark skies should be an intrinsic component found within all nationally protected landscapes (AONBs and National Parks). Guidance published by the Institute of Lighting Professionals (ILP) places AONBs within the defined category of '<i>intrinsically dark environments</i>'. The Glover Review (Landscapes review: National Parks and AONBs - <i>Review to consider the next steps for National Parks and Areas of Outstanding Natural Beauty (AONBs) in England</i>) Final Report, Sept. 2019, acknowledged the development pressures impacting upon the Chilterns AONB in particular.</p> <p>The Chilterns Conservation Board (CCB) recommends that the APPG reviews the relative paucity of planning guidance in the area of light pollution / dark skies and tranquillity. We recommend that the APPG considers the commissioning of new guidance to</p>	25.09.20

Item 6 - APPENDIX 6.1			
CCB Responses on National Consultations:			
Consultation document	Consulted by	Response – summary	CCB response date
		<p>inform and guide planning professionals. That guidance can potentially include best practice, including guidance on where lighting impacts must be curtailed or resisted to protect and enhance dark sky environments. It may also include details of new technologies that promote low level / low impact ground lighting (for example the Solar Eye 80 cycleway/pathway lighting system) and guidance on appropriate locations. Such guidance should, most appropriately, be in the form of planning practice guidance (hosted by MHCLG), or in a technical publication. The relevance of (weight to be attached to) such documents in the planning system requires elevation and we recommend that the APPG considers the inclusion of new policy text in the National Planning Policy Framework (see below).</p> <p>Currently planning professionals have to balance these issues, with little steer from planning policy or technical documents.</p> <p>CCB would, therefore, commend the APPG to consider:</p> <p>(1) The introduction of new planning practice guidance (to the MHCLG Beta web resource) to provide detailed guidance on intrinsically dark environments. This would include details of where lighting must be resisted, where it is acceptable and how it should be scrutinised by the planning system.</p> <p>(2) The need for a discrete section on this issue in the National Planning Policy Framework (NPPF). This should be specifically geared to section 15 of the NPPF '<i>conserving and enhancing the natural environment</i>'. National policy should establish that AONBs and National Parks must be the subject of very stringent lighting controls and that this must be given great weight in the determination of planning applications.</p> <p>Nature of the threat. The Chilterns is a highly valued, nationally protected landscape, from which great public benefit is derived through the appreciation of its landscape, ecology, public access and tranquillity. These features are enjoyed by a large population on its doorstep and it is the only AONB served by underground stations (at Amersham, Chorleywood, Chalfont & Latimer and Chesham). Yet the Chilterns is under constant pressures, some incremental and others more immediately apparent - new infrastructure (including HS2), enhanced infrastructure (rail electrification projects and new roads including a major road near Luton), overflying aircraft (Heathrow and Luton), housing growth within and around the hinterland and pressures on habitat loss and water abstraction.</p> <p>Tranquillity is seriously under threat and, in part, this is due to an incremental development 'creep', with external lighting of sites being an issue of increasing concern. The special qualities of the</p>	

Item 6 - APPENDIX 6.1			
CCB Responses on National Consultations:			
Consultation document	Consulted by	Response – summary	CCB response date
		<p>Chilterns AONB are many faceted and are explored in the AONB Management Plan for 2019 - 2024. These qualities are the subject of national protection in the provisions of the CROW Act and in National Planning Policy. Considerable public benefit is derived from the conservation and enhancement of these special qualities and <i>relative tranquillity</i> forms one very important component, itself the product of '<i>relatively dark skies, of great value to human and wildlife health, unspoilt countryside, secret corners and a surprising sense of remoteness</i>'. (see AONB Management Plan, page 10). Our own assessment, and the work of CPRE on tranquillity mapping, confirms an erosion of tranquillity, with lighting a major component (the other being traffic movements and overflying aircraft).</p> <p>The AONB Management Plan 2019-2024 contains a new policy, designed to control lighting. This policy carries weight in planning application decision-making but it is at the lowest tier (of 3), below Development (Local) Plans and the National Planning Policy Framework (NPPF). Greater emphasis and weight must be established by embedding this issue, in the NPPF, for example.</p> <p>CCB's 2019-2024 AONB Management Plan's new policy on dark skies (policy DP8) is as follows:</p> <p><i>DP8 Keep skies dark at night by only using light where and when needed. All new lighting should be the minimum required and meet or exceed guidance for intrinsically dark zones. Avoid architectural designs that spill light out of large areas of glazing.</i></p> <p><i>The Chilterns AONB has relatively dark skies for the south east, making it a place people can still experience the wonder of starry skies and good for wildlife. AONBs are intrinsically dark environments (Zone E1 in the Institute of Lighting Professionals guidance) and planning conditions should be applied to restrict and control lighting. Light pollution of all types should be first prevented, by avoiding light where it is not needed, and where it is, by designing lighting to mitigate harm, through shading, height of fixings, beam orientation, LUX, colour temperature and the proposed hours of use. For example, downward pointing, shielded, operated on timer, and with a 'warm white' colour temperature of 2700-Kelvin maximum. Traditional Chilterns vernacular buildings have small windows. Moderns designs with large areas of glazing should be avoided so that buildings do not appear as boxes of light in the countryside at night, and glinting glazing in the daytime</i></p> <p>Recent Examples. Notwithstanding major infrastructure projects, such as HS2, in which the exact details of security and line side lighting are yet to be resolved, CCB would draw attention to</p>	

Item 6 - APPENDIX 6.1			
CCB Responses on National Consultations:			
Consultation document	Consulted by	Response – summary	CCB response date
		recent planning applications for sports lighting (including 'MUGAs' - multi use games areas), road infrastructure projects and recent housing developments. All of these projects bring bathed top lit columnar lighting into the AONB, within an otherwise dark sky environment. Of great significance is that some applications are on the edge of settlements, serving to erode the tranquillity of the boundary, while others are in open countryside, where light spill from the design of new buildings and roads jars with the surroundings and greatly detracts from the tranquillity of the area. New roads commonly require roundabouts, with high level top lit columns, resulting in a wide and detrimental impact on the surrounding landscape.	
Changes to the current planning system	MHCLG	Please see document “CCB response to MHCLG Changes to the current planning system consultation Sep20.pdf” previously circulated.	24.9.20
Planning for the future – the planning white paper	MHCLG	Please see document “CCB response to the Planning White Paper consultation Oct20.pdf” previously circulated.	29.10.20

Item 7: Planning Application Responses and Updates

- Author:** Michael Stubbs, planning advisor
- Lead Organisations:** Chilterns Conservation Board
- Resources:** Staff time
- Summary:** Representations have been made regarding a number of planning applications and a number of previous cases have been determined.
- Purpose of report:** To inform the Committee about, and seek approval of, the responses that have been made under delegated powers in connection with the planning applications as listed and to update the Committee on any outcomes.

Background

1. News on the outcome of previous planning applications on which the Board has made representations is summarised in Appendix 7.1. Of interest and since July 2020 5 notices of refusal were also the subject of CCB objections and 2 applications were withdrawn, to which CCB had also objected. Only in one application did the LPA grant where CCB previously raised objection.
2. Since the last Planning Committee papers for the July 2020 meeting, the Board has made 30 formal representations on planning applications and 1 enforcement appeal representations, including 7 objections, 18 comments and 1 part objection/part comment, together with 1 pre-application consultation (Luton Airport) and 1 scoping content to an environmental impact assessment (land south of Wrest Park, Beds). The formal representations are summarised in Appendix 7.2.
3. Current live casework is listed in Appendix 7.3.
4. The Planning Advisor will provide reflections on outcomes of CCB representations.

Recommendations

1. **That the Committee notes and approves the responses made in connection with the applications listed in Appendix 7.2.**

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Land West of Cockernhoe / Land East of Cockernhoe	NHDC	16/02014/1	Erection of 660 dwellings	Pending	CCB Comments as previously reported	05.03.16
Land south and north-west of Cockernhoe and east of Wigmore, Cockernhoe	NHDC	17/00830/1	Mixed use application for up to 1,400 new dwellings and other uses -Outline planning application with all matters reserved	Pending	CCB Objection as previously reported	3.8.17
Land to the south of Newnham Manor	SODC	P16/S3852/F UL	Hybrid planning application for the erection of 100 new residential dwellings	Pending	CCB Qualified Objection as previously reported	24.7.18
Century Park Luton	LBC	17/02300/EI A	Outline Consent for a business park comprising office space (Class B1), warehouse and industrial space and Full application for the construction of a 2km Century Park Access Road	Pending	CCB Holding Objection / Part comment as previously reported. Objection based on vehicular routing and cumulative impacts on the AONB, without necessary assurances in the application details.	21.1.18
Land at White Cross Farm, Reading Road, Cholsey, Oxfordshire	OCC	0033/18	Planning Application to allow the development of an offline River Thames marina basin with fixed and floating pontoon moorings for approximately 280 boats.	Refused 18th Sep 2020	CCB Objection as previously reported. Refused by OCC Reason (2), that the development would detract from the open and undeveloped countryside setting of the Chilterns AONB.	1.6.18

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Tralee Farm 20 Wycombe Road Holmer Green Bucks	Bucks, Wycombe Area.	18/07194/O UT	Outline application (including details of access, layout & scale) for erection of 103 dwellings with all other matters reserved	Pending	CCB Comment / Part Objection as previously made (based on Local Plan due process).	25.9.18
Kitcheners Field, Castle Hill, Berkhamsted	DBC	4/01663/18/FUL	Light external drive and parking area	Granted 23rd Oct 2020	CCB Objection as previously reported (Amended details submitted). Granted by DBC Strict planning conditions imposed on timing / duration during the year and on technical specifications.	26.7.18
Upper Little London Farm Little London Wendover Buckinghamshire HP22 6QQ	Bucks, Aylesbury Area	17/00148/A OP (amended landscape assessment documentation submitted June 2018).	Outline application for the demolition of the existing metal barns and outbuildings, conversion of four historic brick barns into one single dwelling and erection of 10 new dwellings	Pending	CCB Comments (original CCB Objection 10th April 2017 as previously reported).	24.7.18
Land off Pyrton Lane Watlington	SODC	P16/S2576/0	Outline application for the erection of up to 100 residential dwellings.	Pending	CCB Objection as previously reported.	16.7.18
Land Between Longwick Road & Mill Lane Princes Risborough	Bucks, Wycombe Area	18/06916/O UTEA	Outline application (including details of access only, with all other matters reserved) for the erection of up to 360 dwellings.	Pending	CCB Objection as previously reported.	1.9.18

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Bozedown Farm Hardwick Road Whitchurch	SODC	P19/S0113/FUL	Five Winter Yurts	Pending	CCB Comments as previously reported.	6.2.19
Land at West Hemel (site allocation LA 3)	DBC	4/03266/18/MFA	West Hemel expansion for up to 1100 (outline) and 350 (full)	Pending	CCB Comments as previously reported	15.2.19
Aston Hill Place Aston Hill Chivery Aston Clinton.	Bucks, Aylesbury Area	19/00679/APP	Demolish existing house and erect replacement detached dwelling	Pending	CCB Comments , as previously reported.	21.3.19
Gomm Valley Reserve Site Cock Lane High Wycombe Bucks	Bucks, Wycombe Area	19/05281/OUTEA	Outline application (including details of main accesses only) for mixed use development on 57.7ha of land providing for the phased delivery of: residential development of up to 1000 dwellings (Use Class C3)	Pending	CCB Objection , as previously reported.	18.3.19
Langlands Chivery Aston Clinton Bucks	Bucks, Aylesbury Area	19/00842/APP	Demolition of existing single storey dwelling and related outbuildings and the construction of a new two storey detached dwelling house.	Granted 26th June 2020	CCB Comments , as previously reported.	21.3.19
London Luton Airport Airport Way Luton	LBC	19/00428/EIA	Application to vary condition 10 of planning permission 15/00950/VARCON for a temporary period (to the end of 2024) to enable	Pending	CCB Holding Objection , as previously reported. CCB Holding Objection (lack of information as to environmental impacts) NOTE - A new application is expected in 2021 and London	10.5.19

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
			the area enclosed by the 57dB(A) daytime noise contour to increase from 19.4 sq km to 23.4 sq km and the area enclosed by the 48dB(A) night time noise contour to increase from 37.2 sq km to 44.1 sq km).		Luton are undertaking another pre - application consultation on details.	
Land off Cuxham Road Watlington	SODC	19/S1928/O	Outline planning permission for up to 60 dwellings with associated open space and sustainable drainage	Pending	CCB Comments as previously reported	14.7.19
Land to the East of Manor Road to the south of Little Croft Manor Road Goring	SODC	P19/S2923/F UL	Erection of 20 dwellings and associated works with all matters reserved except for access.	Pending	CCB Objection as previously reported NOTE: This application has been amended to increase the screening but all of the application is within the AONB. Screening element still needs amendment.	16.10.19
Land west of Fairmile Henley-on-Thames RG9	SODC	P19/S2350/F UL	Demolition of existing buildings and development of 72 residential units comprising 52 houses and 20 flats.	Pending	CCB Comments as previously reported	9.9.19

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Durham Farm Durham Farm Lane Wendover Buckinghamshire HP22	Bucks, Aylesbury Area	19/02501/AP P	Relocation of Durham Farm from its existing location to a new location along Durham Lane.	Pending Amended plans and updated LVIA	CCB Objection as previously reported Note - Updated LVIA submitted March 2020	28.8.19
Land To The North Of Heath End Road Little Kingshill	Bucks, Chiltern Area	CH/2017/0290/FA	Temporary rural workers dwelling, erection of general purpose agricultural building and yard, formation of farm track.	Refused 2nd Oct 2020	CCB Objection as previously reported Refused Bucks, Chiltern Area Reason for refusal includes the consequential harm to the AONB that would result.	16.10.19
Hawkins Farm Frieth Road Marlow Buckinghamshire SL7 2QU WDC	Bucks, Wycombe Area	19/06552/FUL	Redevelopment of disused farm buildings to create ancillary residential accommodation including conversion of traditional barn, replacement of two farm buildings.	Granted 26th August 2020	Part comments / Part objection as previously reported Granted Bucks, Wycombe Area	23.8.19
HS2 Chalfont St Peter	CDC	PL/19/2726/FA	Temporary haul road for the Chalfont St Peter HS2 vent shaft	Granted 4th Aug 2020	CCB Objection as previously reported Granted Bucks, Chiltern Area	17.10.19
Gooseacre, Buckwood Road, Markyate	DBC	4/01283/19/FUL	New para 79 dwelling	Pending	CCB comments as previously reported	22.7.19
BP Technologies campus near Caversham	SODC	P19/S4248/FUL	Redevelopment of the site to include demolition, refurbishment and redevelopment.	Granted 23rd July 2020	CCB Comments as previously reported Granted SODC	29.12.19

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Adj Chiltern railway Dunsmore to Great Missenden	Bucks, Aylesbury Area	19/04476	Construction of path for cyclists and pedestrians	Pending	CCB Support as previously reported	14.1.20
Land at Clappins lane Naphill	Bucks, Wycombe Area	19/08031/FUL	Residential development for 65 dwellings	Pending	CCB Part Comment / part objection as previously reported	30.1.20
Holmer Green High Wycombe Buckinghamshire HP15 6SP	Bucks, Strategic	CC/0059/19	Demolition of a single storey building; Erection of new two storey Teaching Block, Sports Hall and Changing Facilities; Single storey extension to create Music Practise Rooms;	Granted 16th June 2020	CCB Comments as previously reported Granted Bucks, Strategic Policy	16.1.20
Land to South of Kennylands Road, Sonning Common, Oxfordshire	SODC	SODC reference P19/S4350/	Outline planning application for up to 26 dwellings including affordable housing.	Pending	CCB Comments as previously reported	3.1.20
Lila's Wood Wick Road Wigginton Tring Herts.	DBC	19/02588/MFA	Woodland and agricultural land to a wedding venue between May to September for 15 events per annum.	Pending	CCB Comments as previously reported	23.12.19
White Cottage Crosslanes nr. Rotherfield Greys	SODC	P19/S4536/FUL	New Dwelling	Pending	CCB Comments as previously reported	6.1.20
Land at Britwell Road Watlington	SODC	P19/S4585/O	Hybrid application comprising (1) Full planning permission for the demolition of the	Pending	CCB comments as previously reported NOTE - appeal (similar on housing layout and numbers)	17.2.20

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Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
			existing pig farm and its associated buildings; the erection of 183 dwellings.		granted on appeal 25th Feb 2020	
Land Between Stream And Sunridge Risborough Road Little Kimble Bucks (Doe Farm)	Bucks, Wycombe Area	19/08073/OUT	Outline application (including details of access) for 40 residential units (including 48% affordable housing), as well as an A1 shop	Pending	CCB Comments as previously reported. To note – The Neighbourhood Plan, including a policy for this site, passed the examination stage in Feb 2020, however, the referendum is deferred until May 2021. The Neighbourhood Plan is this given ' <i>great weight</i> ' in any development management decision.	10.2.20
Land Adjacent to 89 Seymour Court Road Marlow Bucks	Bucks, Wycombe Area.	20/05489/FUL	Erection of 4 blocks of self-contained flats consisting of 15 x 2-bed & 13 x 1-bed (28 in total) with associated entrance gate, car parking and landscaping.	Refused 3rd July 2020	CCB Objection Refused Bucks, Wycombe Area Reasons 1 and 2 deal with harm to the Chilterns.	20.3.20
Barton Reservoir, Old Road, Barton-le-Clay	CBC	CB/20/01457/FULL	Conversion of a former covered reservoir to a single residential dwelling.	Refused 29th June 2020	CCB Comments Refused CBC Refused on grounds of inappropriate development within the Green Belt and harmful to the landscape character of the AONB.	11.5.20
Beech Lodge Bacombe Lane Wendover Bucks	Bucks, Aylesbury Area	20/01528/AP	Part two, part single-storey rear and side extension.	Refused 23rd Oct 2020	CCB Comment Refused Bucks, Aylesbury Area Refused on grounds of disproportionate extension and Green Belt reasoning.	19.5.20

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Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Berkhamsted Golf Club The Common Berkhamsted	DBC	20/00274/RET	Refurbishment of an existing overflow car park	Refused 23rd Oct 2020	CCB Comments (concerns raised on habitat impacts) Refused DBC Reason 2 deals with harm to the AONB and reason 3 with potential loss of habitat. Considered unacceptable in principle.	7.3.20
Chiltern Farm Barn Main Road North Dagnall Bucks	Bucks, Aylesbury Area	20/01186/APP	Conversion and alteration of existing barn to create four dwellings with access, parking and gardens	Pending	CCB Objection as previously reported.	9.4.20
Chiltern Hills Academy Chartridge Lane Chesham	Bucks, Strategic - Waste and Minerals	CC/0023/20	Development to enable permanent school expansion	Granted 3rd Aug 2020	CCB Comments Granted, Bucks Strategic Lighting condition imposed as condition 17.	26.5.20
Chiltern Rise Cottage, Stable Cottage and Garden Cottage and Reading Road Woodcote	SODC	P18/S3769/F UL	Demolition and replacement of Chiltern Rise Cottage, Garden Cottage and Stable Cottage and the erection of 25 new dwellings in accordance with the Woodcote Neighbourhood Plan Policy HS3. (As per additional information received 03 March 2020).	Pending	CCB Comments as previously reported. Neighbourhood Plan compliance. (2016). <i>It may well be that, compliant with the Neighbourhood Plan, units are reduced from 27 to 24 and this permits further design thinking to promote a low density rural aspect here. We note the current scheme is 25 dwellings. (Current) On balance, this appears acceptable in light of the layout and mitigation planting as proposed.</i>	18.3.20

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Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Chiltern Hills Golf Course Green Street Chorleywood Herts Buckinghamshire (Chiltern & South Bucks)	Bucks, Chiltern & South Bucks Area	PL/20/0429/FA	Construction of a golf driving range including driving range building, protective netting attached to 25 lattice steel towers; erection of a temporary clubhouse.	Pending	CCB Comment / Objection 23 rd April 2020 CCB Comments (part) and objection (part) as previously reported.	23.4.20
Rear of Cleeve Cottages Icknield Road Goring	SODC	P20/S0767/FUL	Erection of four terraced dwellings with associated parking and amenity space	Pending	CCB Comments as previously reported.	18.3.20
Garden Cottage Badgemore Park Henley	SODC	P20/S0782/FUL	Reconfiguration of Garden Cottage to provide additional office accommodation; enlargements to provide twenty units of overnight accommodation	Granted 30th Sep 2020	CCB Comments as previously reported. Granted, SODC Protective conditions attached.	18.3.20
Green Lane Barn Green Lane Flamstead St Albans Herts	DBC	19/03178/FHA	Re-siting of stable block and wood store and its change of use to a residential outbuilding including alterations to elevations.	Granted 21st Sep 2020	CCB Comments as previously reported. Granted DBC	9.3.20
Grove Farm Patemore Lane Pishill	SODC	P20/S1195/FUL	The erection of 6 holiday pods and associated	Pending	CCB Comments as previously reported.	28.4.20

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Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Oxfordshire			landscaping			
Hard To Find Farm Heath End Road Flackwell Heath Bucks	Bucks, Wycombe Area	P19/S4585/O	Conversion of existing farmyard complex: Barns B and C to two dwellinghouses (C3), Barns D and E to B1 office and Barn A to a flexible B1/B8 business unit.	Granted 27th July 2020	CCB Comments as previously reported. Granted, Bucks, Wycombe Area	9.3.20
Lila's Wood Wick Road Wigginton Tring Herts	DBC	19/02588/M FA	Material change of use of woodland and agricultural land to a wedding venue, including all chattels, structures, trackway and other materials associated with such use between May to September for 15 events per annum	Pending	CCB Comments, as previously reported (amended and additional information) To take forward the updated report of March 2020, the following areas will now be the subject of controls (mostly as set out at 5.2.2 of the report): (1) A prohibition of digging and open fires (2) No additional lighting and existing lighting to exclude up-lighting of trees and any lighting to avoid light spillage. (3) No lighting on or close to tree 0057 and 0082. (4) Any lighting as agreed to avoid blue – white short wavelength lighting and avoid lights with a high UV content. (5) A grassland management plan (6) A woodland management plan (7) The management and	16.4.20

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Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
					restriction of access, as appropriate (8) The planting of broadleaved woodland (9) The incorporation of bat boxes and bird boxes (10) The creation of dead wood habitats and the creation of cherry laurel. CCB would be content to support such management and mitigation standards on the assumption that a series of enforceable and precise planning conditions can be agreed with the LPA, to ensure the future operational regime is both appropriate and satisfies the biodiversity net gain test as set out at NPPF 170 (d).	
National Trust Ashridge Estate Monument Drive Ringshall Road Herts	DBC	20/00373/FUL	Replacement of existing timber entrance gates with new automated timber entrance gates, installation of electric cabinet, installation of a power supply	Pending	CCB Support as previously reported.	9.3.20

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Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Land Between The A413 Wendover Road And The B4443 Lower Road In The Parishes Of Stoke Mandeville, Weston Turville And Aylesbury.	Bucks, Strategic	CC/0015/20	New dual carriageway link road including: roundabout junction B4443 Lower Road, roundabout junction at A413 Wendover Road, railway bridge	Pending	CCB Comments as previously reported.	4.5.20
Change of use of part of field from Agricultural to allow erection of container for storage of equipment including mowers & formation of a triangular area of level field with a grass landing strip for the purpose of flying model aircraft	Bucks, Wycombe Area	20/05570/FUL	Field North West of Keepers Cottage Chequers Lane Cadmore End Bucks.	Granted 27.10.20	Part Comment / Part Objection as previously reported. Activity here would conflict with the tranquil enjoyment of the footpaths that extend to Lane End and Stokenchurch. We have seen correspondence from the BCC (as was) footpaths officer, raising concerns as to potential conflicts between model aircraft and walkers on the footpaths. Notwithstanding this the activity appears incompatible with the tranquil recreation of the landscape. CCB cannot see how such matters can be resolved. Granted, Bucks, Wycombe Area	6.4.20
Park Farm the Twist Wigginton Tring Herts	DBC	20/00328/FUL	Demolition of existing stable block. Construction of new dwelling	Withdrawn 30th Sep 2020	CCB Comments as previously reported.	9.3.20

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Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Penny Royal Saw Mill Long Toll Goring Heath SODC reference	SODC	P19/S2144/F UL	Development of new dwellings and associated roads, driveways and gardens	Withdrawn 13th July 2020	Part holding objection and part comment Withdrawn.	6.5.20
Rosa Maria Farm Little Heath Lane Little Heath Berkhamsted	DBC	20/00786/R OC	Removal of condition 1 (Use restrictions related to goat enterprise) attached to planning permission 4/0828/96/FUL (Change of use of an existing agricultural building to residential accommodation for an agricultural worker.	Granted 11th June 2020	CCB Comments Granted, DBC	3.4.20
The Springs Golf Club Wallingford Road North Stoke OX10 6BE	SODC	P20/S1589/F UL	Re-submission of application P19/S1536/FUL. The re-organisation of tourism facilities to deliver a refurbished Spa and Reception offer in the former Hotel/Country House building, part-demolition of the more recent former hotel building, a replacement green keeper maintenance building, extension to the existing clubhouse and	Granted 19th August 2020	CCB Comments as previously reported. Granted, SODC with comprehensive protective conditions	5.6.20

Item 7 – APPENDIX 7.1						
Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
			provision of 33 holiday/hotel lodges.			
Stags End Equestrian Centre Gaddesden Lane Gaddesden Row	DBC	20/00706/MFA	Demolition of antiques showroom, antiques store, showroom and storage buildings. 15 new dwellings, including one to the walled garden	Pending	CCB Comments as previously reported. Note - amended plans submitted September 2020 and with a number of detailed issues to address points raised by CCB	8.4.20
The Barn Bradden Lane Gaddesden Row Hemel Hempstead Herts	DBC	20/00824/AFU	Conversion of steel-framed single storey agricultural building to commercial office space on two floors with associated car parking	Withdrawn 13th May 2020	CCB Objection as previously reported. Withdrawn.	30.4.20
Stables Wyfold Lane Rotherfield Peppard RG9 5LR SODC reference	SODC	P20/S1207/FUL	Conversion and extension of stable block to residential dwelling for disabled use. Additional window to West elevation. Existing bund continued up to the roof - both the bund and the roof will be sedum and meadow grass planted, at	Refused 16th July 2020	CCB Objection as previously reported. Refused, SODC Harm to the AONB being a key part of the reason for refusal	2.6.20
Land at Weedon Hill Hyde Heath Buckinghamsh	Bucks, Chiltern & South Bucks	PL/20/1343/FA	Re-grading and contouring of land (importation of inert waste).	Withdrawn 27th Aug 2020	CCB Comments as previously reported.	11.6.20

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Update on Status of Planning Applications CCB previously commented upon						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
ire	area				Withdrawn	
Land to the East of Green Street Chorleywood.	TRDC	20/0898/OU T (300 dwellings) and 20/0882/OU T (800 dwellings)	Residential development for 300 and 800 dwellings (two application) including green spaces and landscaping	Pending	CCB Objection as previously reported. Note - The LPA has taken an independence landscape opinion and this supports many points raised previously by CCB.	15.7.20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
The Village Gate PH 225 Aylesbury Road Wendover	Bucks, Aylesbury Area	20/03152/APP	Erection of seven dwellings (C3) following demolition of existing public house (A4) utilising existing accesses off Aylesbury Road, with associated hard and soft landscaping	Pending	<p>CCB Comments</p> <p>(1) The LVIA is helpful and with particular regard to setting, we would refer to viewpoints 5,6 and 8 especially. We, therefore, propose that the planting along the AONB boundary is reviewed and then assessed against wider AONB views, notably against viewpoint 8 in the LVIA.</p> <p>(2) The recommended review of this boundary is needed because the current proposed site layout pushes the dwellings too far back into the site, resulting in the unnecessary loss of 9 trees, with several along the southern boundary</p> <p>(3) We could not find a bio-diversity net gain calculation or related document in the papers. This would be required in fulfilment of the Management Plan and the NPPF at paragraph 170 and VALP NE2.</p> <p>(4) The combined objectives of both a well established boundary treatment and net gain for bio-diversity requires amendment to the layout.</p>	24.09.20
Basset Manor at Basset Manor Uxmore Road Checkendon	SODC	P20/S3080	The installation of 100 ground mounted solar photovoltaic panels in a pasture to the south west of the Grade II	Granted 25.10.20	<p>CCB Comments</p> <p>The location and configuration of the array appears appropriate and would not harm the special qualities of the AONB or the setting of the nearby heritage asset.</p> <p>CCB has produced a Position Statement on Renewable Energy (2014, Rev 1 edition). The key extract on energy harvested by solar photovoltaic sources appears to be complied with.</p>	5.10.20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Berkhamsted Hockey Club Tring Road Tring	DBC	20/01235/MFA	Artificial Games Pitch/ Multi Use Games Area with Fencing and floodlighting	Pending	CCB Objection The technical report accepts the sensitivities of this location but cannot overcome the intrinsically dark sky environment that must be engendered and promoted within such an open landscape. It may be that a design solution exists but it is not immediately apparent. CCB does not oppose the principle of sports use. The area of archaeological significance is sufficient to justify non designated heritage assets of archaeological significance and the NPPF at 194 will also apply.	7.8. 20
No 8 Red Lion Lane Bridens Camp Hemel Hempstead	DBC	20/02711/FUL	Construction of Nine Dwellings and upgrading existing access at land adjacent	Pending	CCB Objection CCB would consider this application to be inappropriate development within the AONB, due to the nature of what is proposed and the sensitivity of the surrounding nationally protected landscape, of which the application site is a constituent part. That requires assessment of the application against the NPPF at 172, the CROW Act at its section 85 and Development Plan policy 97 (Local Plan) and CS24 (Core Strategy). In any assessment, whilst weight must be given to the benefits of affordable market housing in a rural location, that public benefit is considerably outweighed by harm to the special qualities of the AONB (<i>'unspoilt countryside, secret corners and a surprising sense of remoteness'</i> - see AONB Management Plan 2019-2024, page 10). Building 9 dwellings in this location cannot deliver the important and necessary duty of conserving and enhancing the scenic	23.0 9.20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					character and special qualities of the Chilterns. It also manifests as unsustainable development, wholly car based in an isolated location.	
Chalgrove Airfield -	SODC	P20/S2134/O	Outline Planning Application for Residential-led mixed use development.	Pending	CCB Comments In assessing the settings impact CCB would request, in any assessment of setting, that little weight or emphasis is given to the ' <i>alien landscape</i> ' point (of the existing airfield) as raised by the applicant's landscape consultant. Also that much greater weight or emphasis is given to the visual impact of construction (13 years), the permanent change resulting from light glare and glow and the fact that any mitigation will take 15 years minimum to take effect. Therefore a degree of impact is exacted on the AONB for some 28 years (13 + 15) and any light glare and glow impact will be permanent. We do not consider the impacts to be <i>negligible</i> (on views of the panorama) and would ask that far greater weight be attributed to this in the assessment of cumulative impacts and balancing of planning matters.	1.09 .20
Little Cherry Croft Colmore Lane Kingwood	SODC	P20/S1549/FUL	Demolition of dwelling and construction of a replacement dwelling together with the construction of a detached garage.	Pending	CCB Comments The plans do not conserve and enhance the natural beauty of the Chilterns AONB. The starting point for an application here must be the special qualities of the AONB. In this case those special qualities comprise a wooded dip slope landscape, dotted with ,very occasionally, some residential development. The	1.07 .20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
			Removal of occupancy restriction condition no. 3 of planning approval reference P67/0604		existing site, appears to comprise a separate and modest residential dwelling within the existing curtilage. We recommend that relationship is maintained.	
Coates Farm Coates Lane Swyncombe near Watlington	SODC	P20/S3476/FUL	Conversion of existing buildings to form five dwellings and associated works and gardens	Pending	CCB Comments/Support The CCB supports the principle of conversion as these proposals save a very impressive Grade II historic asset but also reinstate the ensemble of an historic Chilterns farmstead, with attention to preserving the integrity of the previous historic layout. In that respect we have concluded that this planning application delivers the key duties of conservation and enhancement of the special qualities of the AONB as set out at CROW Act 2000 section 85, Local Plan CSEN1 and the NPPF at 172. Those special qualities include vernacular buildings <i>'in characteristic flint, brick and timber materials'</i> (see AONB Management Plan section 6 on historic environment and page 43). Other SODC Local Plan 2011 policies will apply regarding the re-use of rural buildings, however, CCB has confined itself to the policies that address <i>'special qualities'</i> .	15. 10. 20
Former Water Research Centre Henley Road Medmenham Bucks Bucks	Bucks, Wycombe Area	20/07424/FUL	Demolition of existing water research centre and construction of 1 x dwellinghouse with associated works including	Pending	CCB Comments The lighting strategy sets out a series of design principles, including colour temperature, low level bollard locations and the avoidance of tree lighting / illumination. As above, these matters will require detailed appraisal of design details and impacts. This condition is	17. 08. 20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
			landscaping, erection of barn/garage, boathouse and pump room/ (Wycombe Area)		supported by the AONB Management Plan policy DP8 (see below). It is important that lighting impacts are very low level and such an approach is supported by the applicant's own landscape and visual impact assessment (LVIA). We agree with the LVIA's principal point (at 3.6) that the most sensitive views are the expansive views along the Thames and from the southern locations of steep valley sides when looking directly over the Medmenham Abbey site and conservation area. The considerable screening of other views is material, we accept, however the LVIA's design parameters draw attention to the use of non-reflective roof material. This is important to avoid any glare, whatsoever, within those sensitive views.	
Highlands Farm (as consented under P17/S0024/R M), comprising the substitution of 85 dwellings in the central and south-western parts of the site with 113 dwellings; a net increase of 28 dwellings with 40% affordable	SODC	P20/S3271/FUL	Variation of conditions 1 (approved Plans) and 14 (boundary treatment) of application P19/S2646/FUL Full planning permission for a variation of housing mix at	Pending	CCB Comments CCB is particularly interested in the treatment of the southern boundary and elevation details / materials as proposed. The applicant's covering letter is helpful and states (page 3) that the key houses along the southern boundary will use brick, flint panels and black timber panels. Drawing 9364 PL105A confirms this. It is important to avoid light / white joinery / barge board / window detailing and the use of render in this development, especially so where it faces out into the wider AONB. The proposed use of flint panels we assume is an error as this would not satisfy the design details in the CCB Supplementary Technical Note on flint (as linked to the Chilterns	15.08.20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
housing maintained across the site					Buildings Design Guide). The previous condition 12 attached to consent P19/S2646/FL stated that, <i>'The flint work on the exterior of the development hereby permitted shall be constructed using traditional knapped flint, individually laid as part of the construction'</i> . Justification for this condition included CSEN1 (AONB policy) and is a matter also supported by AONB Management Plan policies, which are set out below and is a matter especially relevant to DP2 (a) and (c). CCB thus supports the use of <i>knapped flint</i> , consistent with condition 12 (which is not being varied here) and would oppose the use of render on south facing elevations to the AONB.	
Kingsgate Farm Lee Gate The Lee Bucks	Bucks, Chiltern Area	PL/20/1519/F A	Demolition of farm building and erection of light industrial building (Use Class B1)	Pending	<p>CCB Comments</p> <p>Notwithstanding the planning history under prior approval (PL/19/4407/PNC) this application is for full planning permission and falls for determination on its merits. The prior approval application assumes a change of use and this application is for demolition and rebuild. The planning merits are, therefore, heavily swayed by the legal and policy tests that conserve and enhance the special qualities of the AONB.</p> <p>In this case an opportunity is lost to conserve and enhance the relationship between the farm and the nearby settlement, with the design of a structure that is compliant with the design details as set out in the Chilterns Buildings Design Guide. The application proposes a built form and the use of</p>	21.10.20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					materials that detracts from the landscape character. We note that the applicant accepts at paragraph 4.2 of their planning statement that the existing building could be converted. Should the desire be to demolish and rebuild then the design should reflect features found in the Chilterns Buildings Design Guide, such as a muted palette of colours and the use of timber and clay tiles, for example.	
Berkhamsted Driving Range Spring Garden Lane Northchurch Berkhamsted	DBC	20/02052/MF A	Redevelopment of the site to provide a 70 bedroom care home catering for the elderly, infirm and those suffering with dementia, including associated access and landscaping works.	Pending	<p>CCB Comments (Supporting amendment)</p> <p>This application comprises major development within the AONB and the exceptional development tests in the NPPF must apply. The site is sensitively located within a wooded plateau, with wider expansive views to the north - east. The relative proximity of the A41 makes little impact on this location (noise - visual impacts, for example).</p> <p>The applicant's planning case, essentially, is that the site does not exhibit any of the special qualities of the AONB (planning supporting statement at 4.67 and LVIA at 7.4). The site is largely viewed as <i>'surrounded by minor detracting elements'</i> and is visually concealed. The applicant's apply the NPPF 172 exceptional development test and accept this is major development within the AONB. The Design and Access Statement describes the architecture as <i>'contemporary yet traditional'</i>.</p> <p>For CCB, an opportunity exists to enhance the AONB within the corridor of landscape between the</p>	21. 08. 20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					<p>A41 and Berkhamstead - Northchurch. This wider AONB landscape is open to public access and its semi - wooded character is imposing. It is correct that a few minor detracting elements exist and mostly the plant hire business to the south. Nevertheless, this area is clearly a part of the AONB and its landscape character demonstrates that. The PDL element of the application site is modest.</p> <p>The LPA will need to assure themselves on the exceptional development test here and the secondary duty of a conservation board under s 87 of the CROW Act ' <i>to foster the economic and social well-being of local communities within the area of outstanding natural beauty</i>'. The primary duty being '<i>the purpose of conserving and enhancing the natural beauty of the area of outstanding natural</i> '. The site is part of a strong area of inter-connectivity for bio-diversity , with ancient woodland to the south and west (Great Dickshill Wood and Little Dickshill Wood) and a large swathe of surrounding land is part of a network enhancement zone (part of the nature recovery network) for lowland calcereous grassland (see DEFRA's MAGIC web resource).</p>	
Litmore Shaw Grays Lane Ibstone	PINS	Planning Inspectorate Reference APP/K0425/C /3242223 Buckingham Council (formerly Wycombe	Enforcement Notice Appeals	Pending	CCB Appeal Representations We are aware that the applicant cares for the SSSI and Ancient Woodland in their ownership (land edged blue). As the nature of a retrospective application precludes any pre-application protocols and / or the consideration of the high level tests to protect an AONB, then the	1.09 .20

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Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
		DC) reference 19/05796/VC DN (retrospective applications) Buckingham Council (formerly Wycombe DC) reference 18/00438/OP (enforcement notice, 22nd October 2018).			current determination should follow a remedy based approach as is commonplace in enforcement notices. The intervention into the landscape is considerable and we therefore promote the remediation of the landscape as an essential starting point. The retaining wall is visible from the bridleway and incongruous. CCB takes the view here that an appropriate remedy needs to be found. The applicant needs to take account of the landscape quality when assessing impact. The retaining wall encompasses a series of ephemeral structures that collectively look out of place. The level of excavation to create the underground store is not justified by any planning evidence in the submitted papers.	
London Luton Airport 19 MPPA consultation (7th October - 11th November 2020)	London Luton Airport /AECOM consultants	n/a	Pre-application consultation	Pre-app	CCB Comments CCB recommends withdrawal of application 19/00428/EIA, in the interests of clarity and to assist the public. It would be immensely confusing for the public should this still be running in parallel to the variation of conditions 10/22/24/and 28. Further, it confuses the various mitigation strategies and the reporting and monitoring strategies that will be required, should this matter proceed to decision. In our judgment it is fundamental that a clear reporting structure is established that allows for a ready and quick understanding of (a) noise envelopes (b) new fleet acquisitions and (c) the MPPA data, almost on a live basis. Further, with the advance of this new aircraft technology, the operator will be able	20. 10. 20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					to establish that noise contouring can be actively managed so that even if 19MPPA is reached the 57 dBA contour daytime and night time data will reduce back to levels consistent with or indeed below the 18 MPPA levels. With new aircraft technologies now in the pipeline the operator could, with some accuracy, plot and predict the future noise contours and make this information available as a goal or objective. This would help serve to reassure those affected and provide a platform for assessment should the operator progress their Development Consent Order / Nationally Significant Infrastructure Proposals.	
Memorial Hall Field Reade's Lane Sonning SODC reference	SODC	P20/S2526/F UL	To undertake groundwork to change the existing contours of the land to create an active destination for the local community with areas of level playing space for informal recreation, sport, physical activity and community events.	Pending	CCB Comments We have recently commented on a consultation from the Forestry Commission for tree planting proposals on the land to the western boundary (as hatched on the submitted drawings) . That consultation involves comprehensive planting along that boundary on former agricultural land with little or no biodiversity, archaeology or other interest. This is material to the current application because this wider screening will assist in creating a landscape demarcation to the wider AONB landscape character. CCB expressed support for that planting. CCB would seek the lowest level of lighting to the MUGA area. Whilst the Forestry Commission planting will assist with some element of screening, it is preferable that any lighting here is restricted to the absolute minimum and that this can	27. 08. 20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					be controlled by condition. AONB Management Plan policy DP 8 will be of relevance	
Misbourne School Misbourne Drive Great Missenden	Bucks, Strategic.	AOC/0051/20	Discharge of Condition 8 (Lighting Scheme) of planning permission CC/0043/19 at	Pending	<p>CCB Holding Objection / Comments</p> <p>CCB's principal point of concern is this apparent 'creep' of development in a southerly direction. The proximity of the South Bucks way adds further weight to this concern. We promoted the application of ground lighting and new technologies. The applicant's report promotes some 60 LEDs on 5 metre posts with a colour temperature of 3000k and optics specifically designed to focus the illumination downwards. Hours would be 7 to 10-15pm Monday to Saturday and 7.45 to 6-30pm Sunday.</p> <p>The technical report supports the 5 metre pole heights(with 8 metres mentioned at one point) and dismisses lower mounted columns and bollards, on grounds that (a) they have a reduced uniformity of lighting and (b) that this could impact on student safety.</p> <p>To resolve our holding objection here CCB would seek more information and as:</p> <p>(i) Further explanation as to the material nature of this reduced uniformity and the way it impacts on safety, and</p> <p>(ii) Why new technologies cannot be harnessed to align with bollards / lower columns to combined effect. For example the use of Solar Eye 80</p>	25.09.20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					technologies as used in the Waddesdon cycleway and which include red ground mounted lights at hazard points to warn cyclists and walkers at various gates and roads. (iii) That the key area of contention is the coach drop off area and a point acknowledged in the officer's report on the original application (at 10.2). Considering the use of the coach point is limited and at known periods / times, then ground based Solar Eye 80 lighting could forewarn students to stay out of that area.	
2020/02D at Field North West Of Keepers Cottage Chequers Lane Cadmore End	Bucks, Wycombe Area	20/07284/VC DN	Variation of condition 2 (plan) attached to PP 20/05570/FUL (Change of use of part of field from Agricultural to allow erection of container for storage of equipment including mowers & formation of a triangular area of level field with a grass landing strip for the purpose of flying model aircraft) to allow for the allocated land to be as shown on the appended drawing	Granted 27.10.20	CCB Comments Whilst such an activity is not unacceptable in principle within a nationally protected landscape, this location is sensitivity located within the Bucks Landscape Character Assessment in the wider dip slope landscape. That landscape character type LCA 16.1 (Stokenchurch Plateau) notes that this is 'A simple and legible landscape, with a tranquil character away from settlement areas and transport corridors' and also that 'The M40 dissects the area, running through its length, and the A40, cuts through the north, both creating a noticeable audible and visual impact of the landscape. Away from these busy roads and larger settlement areas of Stokenchurch and Lane End, a tranquil landscape prevails, due largely to the extent of woodland. Public rights of way through the area are relatively limited, Activity here would conflict with the tranquil enjoyment of the footpaths that extend to Lane End and Stokenchurch. We have seen	27. 09. 20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					correspondence from the BCC (as was) footpaths officer, raising concerns as to potential conflicts between model aircraft and walkers on the footpaths. Notwithstanding this the activity appears incompatible with the tranquil recreation of the landscape. CCB cannot see how such matters can be resolved.	
Land South Of Orchard House Amersham Road Hazlemere	Bucks, Wycombe Area	20/07610/FUL	Erection of 8 x detached 4-bed dwelling (plots 1,2,3 and 4 with attached carports), associated bin/cycle stores, landscaping, parking and creation of new access at	Pending	<p>CCB Objection</p> <p>The current application is piecemeal and incremental. The opportunity is lost to deliver some of the wider and comprehensive environmental gains that are set out at HW8 section 3 and 3 (a) orchard recovery in particular. Further, the layout within the submitted red line obviates the creation of a substantial green edge to the site's frontage around the native hedge. That diminishes the AONB settings relationship, which could greatly improved by a meaningful frontage and one that promotes a bio-diversity corridor.</p> <p>The applicant's argument that HW8 is '<i>extremely unlikely</i>' to be developed due to multiple land ownership is at variance with NPPF paragraph 35 tests of soundness, most notably (c) '<i>effective</i>', i.e. that the site is deliverable over the plan period. The Inspector at the examination would have considered this when discharging the matter and supporting the allocation. The Inspector was satisfied that the delivery test could be met.</p>	27.10.20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
The Shepherds Crook PH Crowell Oxon	SODC	P20/S3275/F UL	Change of use from a public house to a single residential dwellinghouse and a side extension at the first floor north elevation, at	Pending	<p>CCB Objection</p> <p>CCB opposes the loss of this community facility and objects to this application on the grounds that it does not satisfy and indeed runs counter to the Development Plan, NPPF and AONB Management Plan, as apply. In the balancing of planning issues the harm to the economic and social well being of the community considerably outweighs the benefits of providing one additional dwelling. No robust evidence has been advanced to address the various viability and marketing tests as material considerations.</p> <p>With respect to policy matters, the application does not comply with SODC Local Plan CF1 (no suitable alternative provision is made), SODC Core Strategy CSR3 (loss of facilities), AONB Management Plan policy SP4 and SP5 (see below). The NPPF 172 test focuses on landscape and scenic beauty and we accept that this less relevant as the pub nestles within the village itself. Nevertheless, the special qualities of the AONB, as set out in the Management Plan (at page 11) include its <i>'attractive villages - popular places to live and visit'</i>. The existing use is such a vital component in the identity and community of Crowell. We understand a pub has been on this site since the 1860s and in the village from around 1800. Paragraph 83(d) of the NPPF does apply, however, which places weight on the retention of community facilities, such as pubs.</p>	1.10 .20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Land South of Wrest Park and North of Barton-Le-Clay - Scoping Opinion	CBC	CB/20/02892 /SCO	Scoping Opinion	n/a	<p>Scoping Opinion Comments</p> <p>We welcome reference to the Management Plan 2019-2024. We would also refer to our position statements, especially the Position Statement (2017) <i>Cumulative Impacts of Development on the Chilterns AONB</i>.</p> <p>Further, we would seek some commentary on development pressures as they affect the AONB as dealt with in the Glover Review (pages 119+) (2019) <i>Landscapes Review - We want our national landscapes to work together with big ambitions so they are happier, healthier, greener, more beautiful and open to everyone. Final Report (2019) DEFRA</i>.</p> <p>We would add some 'sequential' views involving an appreciation of the landscape from the Chiltern Way as it traverses Barton-- le-Clay, with an assessment of impact upon setting. This approach would add to it the value of landscape receptors, with reference to nationally and locally valued landscapes and so forth, as you progress the Chiltern Way. We would promote an assessment here based around Box 5.1 of the GLVIA 3rd edition guidance by the Landscape Institute.</p> <p>Any assessment here must also refer to the CCB Position Statement on cumulative impact, especially when appraising setting and in the perception of the landscape when walking the Chiltern Way in</p>	17.8 .20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					proximity of Barton-le-Clay.	
43 Springhill Road Goring	SODC	P20/S2488/F UL	Residential development of 52 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated landscaping and earthworks	Pending	<p>CCB Comments</p> <p>The CCB considers that the principal AONB issue relates to the setting of the AONB / village edge, noting that the AONB designation washes over the settlement. As all parties to the application will agree, the location here is sensitive (the north - western boundary, especially) and the combined effect of Development Plan policies CSEN1 and GNP6 and Neighbourhood Plan Policy 0.6 require that great sensitivity is paid to the wider setting and thus the rural edge of Goring. Such sensitivity requires attention to matters of design, layout and the wider visual impact to the north-west. This will ensure the setting relationship is protected and maintained. We can see that there has been much pre-application discussion on this point.</p> <p>The deletion of these 7 northernmost dwellings and the considerable reduction in associated earthmoving would be the most appropriate way of resolving this matter.</p>	14.9 .20
Stags End Equestrian Centre Gaddesden Lane Gaddesden Row Hemel	DBC	20/00706/MF A	Demolition of antiques showroom, antiques store, showroom and storage buildings. 15	Pending	<p>CCB Comments</p> <p>The applicant's have addressed these points of detail. In view of this CCB would propose a series of planning conditions are attached as follows:</p> <p>(1) Fencing / Means of enclosure.</p>	2.10. 20

Item 7 – APPENDIX 7.2**New CCB Responses on Planning Applications since Last Planning Committee**

Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Hempstead Hertfordshire HP2 6HN			new dwellings, including one to the walled garden at		<p>Details to be submitted to ensure appropriate habitat management, for example, the use of post and rail enclosure as shown on the drawings, together with appropriate hedgerow planting. The condition will need to be clear that close boarded fencing or other similar fencing is not acceptable as a future replacement, should that be proposed. Reasons: Appropriate habitat management and to conserve the open character of the AONB.</p> <p>(2) Biodiversity enhancements. Details to establish the biodiversity net gain improvements to be established. Reasons: Enhancement of the AONB and consistent with NPPF 170 and AONB Management Plan policy DP10.</p> <p>(3) Lighting. To ensure removal of the 3 lights at the rear of the site (as proposed) and that the low level luminaries (as proposed in the additional details) are downward pointing, shielded, operated on timer and with a 'warm white' colour temperature of 2700 - Kelvin maximum. Reason: To conserve the AONB and in accord with policy DP8 of the AONB Management Plan 2019-2024.</p> <p>(4) Electric Charge Points. We would support this because in view of the isolated location of this development it will be almost wholly reliant on the private car. Reason: To mitigate the effects of car based development in accord with the AONB Management Plan policy DP2 (h&i) and NPPF at 110(e).</p> <p>(5) Details of materials. To encourage Chilterns materials</p>	

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					consistent with the Chilterns Buildings Design Guide and supplementary technical notes. Reason: To enhance the AONB and in accord with DP7 in the AONB Management Plan 2019-2024.	
Swan Wood, Highmoor, RG9 5DH. P20/S1918/FUL	SODC	P20/S1918/FUL	A replacement dwelling with ancillary leisure building and associated outbuildings constructed of local materials, including flint, clunch, and structural limestone with a combination of green roof, patinated brass roof and fenestration details incorporating a sustainable drainage and sewage treatment system, with a landscape masterplan comprising new ponds, planting, tennis court, kitchen garden, woodland management and biodiversity enhancement, and the relocation of	Pending	CCB Comments We set out below the principal documents, to which planning weight may be attached in addition to Development Plan policies. We would comment, in brief, that the application is the subject of much valued pre-application discussions and the new designs and their use of materials will need to be assessed against the baseline of the consented approval under P13/S2741/FUL. The proposed design ethos and use of materials, within the context of a sophisticated landscape-led approach, is consistent with guidance in the Chilterns Buildings Design Guide at 3.31. CCB notes the discussions to ensure acceptable buffers and root protections to the ancient woodlands that surround and envelope the site. We supports the applicant's proposed net gains in the acknowledged conservation target area (Chilterns dip slope and plateau). The new AONB Management Plan 2019-2024 includes at LP8 (land woodland and water) a policy to ' <i>Ensure there is no net loss of woodland and no loss of irreplaceable ancient woodland, ancient trees and veteran trees within the AONB</i> '. The conservation target area here focuses in on the management and restoration of	14.7.20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
			overhead electrical power cables		woodlands. In this case the applicant proposes a series of comprehensive measures that will, appropriately, fall within the requirements of a planning condition. That would be an additional condition to those imposed on the 5th November 2013 consent.	
The Croft Dagnall Road Great Gaddesden Hemel Hempstead Hertfordshire DBC reference 20/03057/FUL	DBC	20/03057/FUL	Proposed change of use of the existing agricultural building (Building D), to create 2No. of self contained residential dwellings at	Pending	<p>CCB Comments</p> <p>The materials proposed are low key in nature and sympathetic to the site. The key test in an AONB is to conserve and enhance its special qualities, as set out in Core Strategy policy, the NPPF at 172 and in the CROW Act 2000, section 85. The Board recommends that the decision-maker takes into account the following:</p> <ul style="list-style-type: none"> • The Chilterns AONB Management Plan (http://www.chilternsaonb.org/conservation-board/management-plan.html), which deals with the special qualities of the Chilterns and the development chapter notes that <i>'the attractiveness of the Chilterns' landscape is due to its natural, built and cultural environment. It is not a wilderness but countryside adorned by villages, hamlets and scattered buildings'</i>. A new Management Plan was approved in February 2019 and some key policies from the Development chapter are set out below, which we hope will be of assistance. • The Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns Building Materials (Flint, Brick and Roofing Materials) (of the Chilterns AONB http://www.chilternsaonb.org/conse 	15.1 0.20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					vation-board/planning-development/buildings-design-guidance.html)	
Uplands Conference House And Training Centre Four Ashes Road Cryers Hill	Bucks, Wycombe Area	20/07678/VC DN	Conversion of former Conference Centre buildings Variation of conditions 2 (Approved Plans), 5 (Landscaping scheme/planting strategy), 8 (lighting), 9 (Agreed Highways: surface water), 13 Approved SUDs condition), 17 (Footpath beside Four Ashes Road), 20 (Cycle and refuse storage) and 24 (Balcony details).	Pending	<p>CCB Comment</p> <p>We note the proposed lighting plan and due to the sensitivity of the location and the need to maintain and promote a dark skies environment we recommend the applicant agrees to the details set out in the AONB Management Plan at Policy DP8.</p> <p>DP8 Keep skies dark at night by only using light where and when needed. All new lighting should be the minimum required and meet or exceed guidance⁵³ for intrinsically dark zones. Avoid architectural designs that spill light out of large areas of glazing.</p> <p><i>The Chilterns AONB has relatively dark skies for the south east, making it a place people can still experience the wonder of starry skies and good for wildlife. AONBs are intrinsically dark environments (Zone E1 in the Institute of Lighting Professionals guidance) and planning conditions should be applied to restrict and control lighting. Light pollution of all types should be first prevented, by avoiding light where it is not needed, and where it is, by designing lighting to mitigate harm, through shading, height of fixings, beam orientation, LUX, colour temperature and the proposed hours of use. For example, downward pointing, shielded,</i></p>	27. 10. 20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					<i>operated on timer, and with a 'warm white' colour temperature of 2700-Kelvin maximum. Traditional Chilterns vernacular buildings have small windows. Moderns designs with large areas of glazing should be avoided so that buildings do not appear as boxes of light in the countryside at night, and glinting glazing in the daytime.</i>	
Stables Wyfold Lane near Peppard Common CCB Objection SODC reference	SODC	P20/S2872/F UL	Conversion and extension of stable block to residential dwelling for disabled use. Additional window to West elevation. Existing bund continued up to the roof - both the bund and the roof will be sedum and meadow grass planted (access repositioned north-eastwards as shown on revised plan received 4th July 2020).	Pending	CCB Objection CCB would simply wish to repeat our previous objection (dated 2nd June 2020). The development of these modest rural structures to residential would be wholly contrary to the AONB policies that serve to protect the special qualities of the AONB. A previous appeal decision reinforces this point. To allow any residential development here would accept the principle of such a use, which is wholly inappropriate here. No new evidence is advanced to alter the merits of the case or the balance of planning matters. The previous refusal is sound and this application does not, in any way, surmount the reasons for refusal.	13. 10. 20
OS Parcel 5122 Ibstone Road Ibstone Bucks	Bucks, Wycombe Area	20/06891/OUT	Outline application (including details of access) for erection of two detached dwellings and associated	Pending	CCB Comments This application does impact upon the settlement character, accepting that Ibstone enjoys a linear settlement character, interspersed with fine views of the wider AONB and with various gaps and open sections. CCB accepts an element of judgment is required but we do have	24. 8.2 0

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New CCB Responses on Planning Applications since Last Planning Committee

Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
			garaging with all matters other than access		some concerns as the gap occupied by this site was a thriving orchard (see map data below) and this horticultural / agricultural use added to the sense of place here, consistent with the Wycombe Local Plan principles for rural areas (notably 1(b) - respect for character and sense of place. That policy is consistent with the duties in the NPPF at 172 and in the Local Plan policy DM 30. Great weight will need to be given to this when applying the planning balance, on the merits of this application	

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New CCB Responses on Planning Applications since Last Planning Committee

Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Johnson Matthey Blounts Court Road Sonning Common	SODC	P20/S2161/FUL	Demolition of existing restaurant building and development of a new customer innovation centre within the existing Johnson Matthey site plus associated arrivals space, landscaping, access, servicing area and car parking. SODC reference	Pending	<p>CCB Comments</p> <p>Employment - CCB accepts the employment and sustainability benefits of this application and appropriate weight can be given under the secondary duties in section 87 of the CROW Act (<i>A conservation board, while having regard to the purposes mentioned in subsection (1), shall seek to foster the economic and social well-being of local communities within the area of outstanding natural beauty</i>) and in the employment policies in the Core Strategy.</p> <p>AONB Landscape - Such measurable benefits must be weighed against AONB policies and duties, which carry <i>'great weight'</i>. To achieve the necessary policy and legal tests in CROW and the NPPF and in the Development Plan this application requires the existing car park to be returned to the AONB and the buffer planting to the proposed car parking boundary to be increased from 8 metres to 15 metres.</p> <p>Note - CCB submitted that the existing car park must be returned to AONB as a pre-condition in the delivery of AONB policy and cannot be reserved for future housing development.</p>	6.08.20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Land adjacent to 33 Common Road Studham, Beds	CBC	CB/20/03322	Erection of One Dwelling	Pending	<p>CCB Comments</p> <p>CCB has formed the view that the principle and details of the application cannot satisfy AONB policy. We acknowledge that the applicant has considered the AONB Management Plan, Chilterns Buildings Design Guide and the Board's Position Statement on Renewable Energy. The fundamental point as to planning principle deals with landscape character in which this land is a constituent part of the Chalk Dipslope landscape. The site forms a good sized tract of open and undeveloped land set within the AONB. It is an intrinsic part of the natural beauty of this landscape. The size and configuration of this land parcel does not render it an infill plot.</p> <p>The applicant's case is floated on the high levels of sustainability proposed in the design and technical details. This is acknowledged but as a planning consideration it cannot, of itself, outweigh AONB points as to principle, including the policy tests in the NPPF at 172 and in the conserve and enhance duties in the CROW Act 2000 at section 85.</p> <p>This application cannot be considered as in accord with the NPPF at paragraph 79 (exceptional quality in a rural - isolated location).</p>	3.11.20

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New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Land South East Of The Bungalow & South West Of Footpath 39 Kimblewick Road Kimblewick Bucks.	Bucks, Wycombe Area	20/05617/OUT	Outline planning application with all matters reserved for the development of 45 residential units alongside a landscaped public park on land off Kimblewick Road, Kimble	Both pending	<p>CCB Objection (Neighbourhood Plan Process / Referendum).</p> <p>The Chilterns Conservation Board (CCB) is grateful for the opportunity to make further submissions on both the current and pending applications at Kimblewick (under 20/05617/OUT for 45 dwellings) and Doe Hill Farm (under 19/08073/OUT for 40 dwellings).</p>	4.11.2020
Land Between Stream And Sunridge Risborough Road Little Kimble Bucks		19/08073/OUT	Outline application (including details of access) for 40 residential units (including 48% affordable housing), as well as an A1 shop		<p>CCB would like to elevate earlier comments to Objection(s) as the Neighbourhood Plan is not duly made, due to the inevitable delay to the referendum date. Previously CCB has raised objection to the amount of housing proposed in the now adopted Local Plan 2019 policy RUR6 and we raised concerns that both of these sites were highly sensitive in respect of the settings of a very highly valued part of the Chilterns. CCB made written representations to the Neighbourhood Plan examination and drew attention to the settings relationship and the need for landscape evidence.</p> <p>CCB contends that Bucks Wycombe Area must now await the outcome of the Neighbourhood Plan (NP) referendum. Once adopted, the Neighbouring Plan is clearly a part of the Development Plan and the plan-led system then applies under the section 38(6) Duty of the 2004 Act. That is not the case here and the decision-maker cannot allocate</p>	

Item 7 – APPENDIX 7.2						
New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					that level of weight to the NP. Even accepting that some weight follows the independent examination, the ultimate outcome is unknown. The Kimblewick application planning statement itself accepts that the NP is a material consideration (paragraph 9.3) and no higher status than that. The nature of development proposed within these sites will exert an impact upon the setting of the AONB. Sites 14 (Kimblewick) and 17a (Doe Hill Farm) are both contained within wider landscape views out from Pulpit Hill and Beacon Hill. These views are materially affected by a cumulative increase of development within that wider landscape.	
Henley Tennis Club.	SODC	P20/S2656/F UL	The installation of outdoor light to tennis courts 1 and 2	Pending	CCB Comments CCB supports the points raised in the Council's pre-application opinion of 2019. We agree that it is appropriate to apply the natural zone criterion within the ILP (Institute of Lighting Professionals) guidance. In effect, this applies the ' <i>intrinsically dark sky</i> ' environment as the principal measure of assessment when considering Development Plan, NPPF and AONB Management Plan policies. AONB Management Plan policy DP8 also applies and states that, DP8 Keep skies dark at night by only using light where and when needed. All new lighting should be the minimum required and meet or exceed guidance for intrinsically dark zones. Avoid architectural	28.1 0.20

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New CCB Responses on Planning Applications since Last Planning Committee

Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					<p>designs that spill light out of large areas of glazing.</p> <p>This AONB policy further supports the view expressed by the Council's ecologist. We are aware of an appeal decision at Penn and Tylers Green Football Club, within the AONB (Bucks, Chiltern Area) APP/X0415/W/18/3203978, dated 16th April 2019, in which the floodlighting was retractable and only 2.8 m height when not in use. Notwithstanding the need for further details in this application, the applicant will need to come forward with much more detailed design treatment and assessment of impact. The location is sensitive and the dark skies environment of the Chilterns is highly material to the merits of this case. Erosion of that dark sky environment would be unacceptable and CCB would seek much greater detail here as to the technical specifications being proposed, their spatial impact and the details of conditional.</p>	

Item 7 – APPENDIX 7.3				
Current Live CCB Planning Application Casework				
Location	LPA	Ref number	Development	Deadline
Luton Airport	LBC/NATS	n/a	Luton Airspace amendments consultation	5.02.2020

Item 8: Development Plan Responses

Author: Matt Thomson, planner, with Michael Stubbs, planning advisor

Lead Organisations: Chilterns Conservation Board

Resources: Staff time

Summary: Since the last Planning Committee meeting, submissions have been made in response to two major national government consultations, and as evidence to an All-Party Parliamentary Group inquiry.

Purpose of report: To inform the Committee about, and seek approval of, the responses that have been made under delegated powers in connection with the consultations on development plan documents and other local and neighbourhood planning documents.

Background

1. Since the last Planning Committee meeting, we have been engaging with the preparation and review of a number of local and neighbourhood planning policy documents. These are provided in attached appendix 8.1.
2. The most significant activity has been in relation to the examination on the **South Oxfordshire** Local Plan, which was sitting at the time of the last Committee meeting. The examination Inspector rapidly produced his interim report and the council published its proposed main modifications, the consultation on which closed in 2nd November (see appendix for our response). Prior to submitting our response, we also wrote to SODC and the Planning Inspectorate expressing grave concern about the Inspector's apparent neglect of his duty under s.85 of the Countryside and Rights of Way Act 2000, and a misinterpretation of para 11(b) of the NPPF in refusing to allow the local plan to impose a "cap" on development in areas in which AONB policies apply. Those concerns are reflected in our response to the main modifications.
3. Summaries of our responses to two neighbourhood plan consultations in South Oxfordshire (**Lewknor** and **Wallingford**) are included in the appendix.
4. We have also been intensively involved in the early stages of the preparation of the **Dacorum** Borough Local Plan, which is expected to be approved for consultation later this month. This has included being engaged with a working group looking at the appropriate assessment under the Habitats Regulations of the plan's potential impacts on the Chilterns Beechwoods SAC at Ashridge and Tring Park. Dacorum have chosen to work with us as if we were a statutory consultee, which is greatly welcomed, and also a great responsibility. They have taken a very enlightened approach to limiting development within the AONB, but unsurprisingly, due to the tightness of boundaries around the district's principal towns, there will be major developments proposed within the AONB's setting.

5. Partly on the strong recommendation of MHCLG, the new **Buckinghamshire** Council have abandoned work on the local plan for the former Chiltern and South Bucks districts. That plan had run into trouble having failed under the duty to co-operate to adequately plan to meet needs arising in Slough. Buckinghamshire Council are now going to begin work on a consolidated plan for their whole area. This is likely to extend the period in which there is no up-to-date plan covering the former Chiltern and South Bucks districts. While we are – to some extent at least – reassured that in such circumstances AONB policy has generally proven resilient where alternatives are available (noting that most of the need for development in the area arises in Slough), we will need to be vigilant with regard to speculative development proposals in the south of the county, and work constructively with the council to ensure that the local plan comes forward as expediently as possible.
6. Related to that, we, along with the Chiltern Society, have been approached by a group of organisations led by the **Chesham** Society seeking our support for the “Chesham Masterplan”. This is an initiative that has been around for 5 or 6 years, has the support of a Community Interest Company “delivery vehicle” and is looking towards the sustainable regeneration of Chesham town centre as an alternative to housing development on peripheral greenfield sites. The Masterplan has no formal planning status (although a neighbourhood plan is being explored), but it could still be an important material consideration in the absence of an up-to-date local plan in the former Chiltern District. We shall bring more information on this to the next Committee meeting.

Recommendations

1. **That the Committee notes and approves the responses made on the local and neighbourhood consultations listed in Appendix 8.1.**

Item 8 - APPENDIX 8.1			
CCB Responses on Development Plan Consultations:			
Consultation document	Consulted by	Response – summary	CCB response date
South Oxfordshire Local Plan main modification	South Oxfordshire District Council / PINS	<p>Main modifications consultation on the Local Plan</p> <p>(Note: this is a summary – we can provide the full response if requested.)</p> <p>Policy STRAT5 (Residential densities) (MM8)</p> <p>The modification sought to make the policy less prescriptive but went too far in terms of allowing for lower densities than were sought by the NPPF. We suggested that rather than densities being “informed by” a range of criteria, they should aim to optimise or maximise the density that was compatible with those criteria.</p> <p>Policy H3 (Housing in towns, including Henley and Wallingford) (MM25)</p> <p>The modifications result in a plan that conflicts with the policies expressed in NPPF paragraphs 11(b) and 172, and the reasoning behind these changes demonstrates a failure to apply the duty under s.85 of the Countryside and Rights of Way Act 2000. The plan would be unsound if adopted in the form in which it is proposed to be modified.</p> <p>It is legitimate for the plan to seek to limit (or “cap”) development in towns, like Henley and Wallingford, that are bounded by NPPF footnote 6 assets such as AONBs, and to delegate the activity of identifying a sustainable level of growth for each town to the relevant neighbourhood plans. Applying the blanket growth rate of 15% to Henley and Wallingford as a target that must be met and preferably exceeded without any evidence that this could happen without harm to the AONBs (rather than just that the Inspector has not seen evidence convincing him that development would definitely harm the AONBs) would be a significant risk to the protection and enhancement of the AONBs if neighbourhood plans were not progressed (under the presumption in favour of sustainable development).</p> <p>Removing the opportunity for the neighbourhood plans to determine a sustainable level of growth that is compatible with protecting and enhancing the AONBs simply consolidates the potential for harm.</p> <p>The anticipated levels of development at Henley and Wallingford (let alone exceeding that growth) are already unnecessary in order to meet the identified development needs of the district as a whole, the more so if more ambitious density guidelines were to be applied to the strategic allocations. There is therefore no harm to the achievement of the plan’s objectives if the NPPF’s actual</p>	

Item 8 - APPENDIX 8.1			
CCB Responses on Development Plan Consultations:			
Consultation document	Consulted by	Response – summary	CCB response date
		policy of limiting growth in footnote 6 policy areas (such as AONBs and their settings) was correctly applied.	
Lewknor Neighbourhood Plan	Lewknor Parish Council	<p>Regulation 14 Public Consultation on the Neighbourhood Plan</p> <p>Various CCB comments.</p> <p>11.2 Landscape Character</p> <p>The aim of the Neighbourhood Plan is to conserve the local <u>and national</u> landscape and environment and to minimise the impact of development on the surrounding countryside, landscape and ecosystems.</p> <p>Any development should conserve and enhance the landscape character area in which it lies having regard to the South Oxfordshire Landscape Character Assessment document. All new development which could have an impact on the Chilterns Area of Outstanding Natural Beauty (AONB) or setting of the AONB should be accompanied by a Landscape Visual Impact Assessment (LVIA) following the Guidelines for Landscape and Visual Impact Assessment, latest edition, as part of an application.</p> <p>[continues]</p> <p>Any development proposals must respect:</p> <p>(i). The location of the Parish within the setting of the AONB and should not detract from the AONB and its setting</p> <p><u>‘The location of the Parish as a constituent part of the setting of the AONB. Any planning proposal should not detract from this relationship in which the Parish contributes to the wider setting of the Chilterns’.</u></p> <p>11.4.and CH 4 - The Chilterns Area of Outstanding Natural Beauty</p> <p>(vi) Refers to the setting of the AONB</p> <p><u>To include reference to the impacts of M40 noise upon the setting of the AONB</u></p> <p>13.2.Aston Rowant National Nature Reserve</p> <p><u>In the supporting text we recommend reference to the AONB Management Plan chapter 7 (deals with Land, Woodland and Nature).</u></p> <p><u>Additionally, we recommend reference to critical loads for air</u></p>	

Item 8 - APPENDIX 8.1			
CCB Responses on Development Plan Consultations:			
Consultation document	Consulted by	Response – summary	CCB response date
		<p><u>pollution at Aston Rowant</u> (see Natural England’s policy – opposite and additional text as below).</p> <p>CCB’s interest rests with a reduction in trip generations reliant on the M40 and/or other routes close to these SACs. We acknowledge that such goals may fall outside the scope of the Neighbourhood Plan.</p> <p>However, we would recommend measures to maximise biodiversity, through land management approaches for example grazing regimes, restoring hedgerows, reinstating ponds, reverting arable land to chalk grassland, and joining up islands of ancient woodland or chalk grassland. These may be viewed as necessary compensatory measures.</p> <p>We recommend, therefore, the addition text as:</p> <p>Policy EN2: Aston Rowant National Nature Reserve</p> <p>Development will be supported if it:</p> <p>i. Maintains, conserves and enhances Aston Rowant National Nature Reserve/Site of Special Scientific Interest/Special Area of Conservation. Any proposals which do not comply would not be supported</p> <p>ii. Complies with the Conservation of Habitats and Species Regulations 2017 with regards to Aston Rowant Special Area of Conservation</p> <p>iii. Results in a biodiversity net gain for the <u>Parish and including through land management approaches for example grazing regimes, restoring hedgerows, reinstating ponds, reverting arable land to chalk grassland, and joining up islands of ancient woodland or chalk grassland.</u></p>	
Wallingford Neighbourhood Plan		<p>Regulation 14 Public Consultation on the Neighbourhood Plan</p> <p>Various CCB comments.</p> <p>Chapter 5 Natural Environment 5.1 Vision and Objectives</p> <p><i>ENV 02: Secure measurable net biodiversity gains as recommended by Natural England. Ensure all new development integrates and delivers net gains for biodiversity within plans, and contributes to the restoration and enhancement of the biodiversity of green and blue infrastructure, including the River Thames and its tributaries e.g. Bradford’s Brook, and the priority habitats of the</i></p>	

Item 8 - APPENDIX 8.1			
CCB Responses on Development Plan Consultations:			
Consultation document	Consulted by	Response – summary	CCB response date
		<p><i>Thames Wallingford to Goring Conservation Target Area.</i></p> <p>We support these policies.</p> <p>Policy ENV 02 also falls within the AONB Management Plan's General Policy 4 objectives (page 27 of the 2019-2024 Management Plan), to use the natural capital provided by the Chilterns more sustainably to enhance the AONB and contribute to the delivery of the government's 25 year Environment Plan.</p> <p>Further, this also delivers the strategic objectives of the Management Plan (Nature – page 37), including Management Plan policy NO1 to '<i>Ensure that spaces for wildlife are expanded, well connected, well managed and diverse</i>'.</p> <p><i>2.4.25 In order to support the development of Site E and influence the development of the site in a positive way, to maximise linkages to the Town Centre and services, whilst minimising the impact of the development on the setting of the town and fully supporting the Green Network, the Steering Group commissioned its own Landscape Assessment. Applicants will be expected to demonstrate that detailed plans for Site E are in general accordance with the principles outlined in this document.</i></p> <p>We support this.</p> <p>Site E when combined with the redevelopment of the CABI site, will impact on the wider landscape context of the town, for example when viewed from The Ridgeway National Trail to the east of Mongewell, on a rising topography.</p> <p>Any detailed planning application in the future must be supported by an appropriate landscape assessment, so that the form and configuration of development maintains an appropriately open aspect and settings relationship to the wider landscape, including the AONB landscape.</p> <p>Natural Environment Policies</p> <p><i>Policy EV1.1(d) respect and protect the setting of the Chilterns and North Wessex Downs AONBs, the River Thames and its floodplain to enhance the ecological and natural capital value of the river, its banks, the Thames Path National Trail and use of the river for formal and informal recreation and promote tourism.</i></p> <p>We support these policies.</p> <p>Policy ENV 02 also falls within the AONB Management Plan's General Policy 4 objectives (page 27 of the 2019-2024 Management Plan), to use the natural capital provided by the Chilterns more sustainably to enhance the AONB and contribute</p>	

Item 8 - APPENDIX 8.1			
CCB Responses on Development Plan Consultations:			
Consultation document	Consulted by	Response – summary	CCB response date
		<p>to the delivery of the government's 25 year Environment Plan.</p> <p>Further, this also delivers the strategic objectives of the Management Plan (Nature – page 37), including Management Plan policy NO1 to '<i>Ensure that spaces for wildlife are expanded, well connected, well managed and diverse</i>'.</p>	

Item 8: Sub-Regional Transport and Responses – update

Author: Matt Thomson, planner

Lead Organisations: Chilterns Conservation Board

Resources: Staff time

Summary: Since the last Planning Committee meeting, submissions have been made in response to two significant strategic transport plans, and different progress has been made on the Chilterns Transport Planning project than was originally envisaged.

Purpose of report: To inform the Committee about, and seek approval of, responses made under delegated powers with consultations on transport strategies, and progress with the Chilterns Transport Planning project.

Reading Transport Strategy 2036

1. The draft strategy was discussed in detail at the Committee's July 2020 meeting.
2. A response was submitted to Reading Borough Council by the consultation deadline, including and expanding upon the following summary:

“The Committee resolved to make an objection to the proposals relating to the North Orbital Road and the Third Thames Crossing due to the following concerns:

 - “a) the proposals would adversely impact visually on the Chilterns AONB;
 - “b) the proposals would increase traffic through the AONB with consequent damaging impacts to settlements, tranquillity, air quality and biodiversity; and
 - “c) the third bridge was unnecessary, in the context of current and anticipated changes in patterns of working and travel, which should also reduce the pressures on Caversham.

“The Committee noted that the Reading Transport Strategy as a whole has many merits, in particular the deeply embedded support for active travel and for public transport. The Committee also recognised the high traffic flows, congestion and air quality issues that affect Caversham and the surrounding area, but considered that solutions needed to be identified that were less harmful to the Chilterns AONB and its setting, especially in the context of the climate emergency and the post-Covid ‘new normal’. The Committee also raised concerns about the lack of details relating to these proposals as set out in the Strategy.”
3. The response highlighted that the proposals with which the Board had concerns necessitated development or had impacts upon areas outside of Reading Borough Council's administrative boundary, and that the draft strategy included very little by way of detail about these proposals. A particular failing was that the diagrams in the draft strategy did not illustrate the areas affected and, in particular, downplayed the existence of the Chilterns AONB.

4. The response included reference to the Chilterns Transport Planning project (see below), and the position statement has been sent to the council separately. The full response can be made available to the Committee on request.

England's Economic Heartland – draft Transport Strategy etc consultation

5. England's Economic Heartland (EEH) is a grouping of local authorities and LEPs covering the area from Swindon to Cambridgeshire and including the whole of the Oxford-Cambridge Arc. The area covered also includes the whole of the Chilterns AONB.
6. EEH have secured approval for becoming a Sub-national Transport Body (STB), and the consultation included proposals for this body as well as the transport strategy.
7. We responded using the online form (a PDF of the response can be made available). The key points made (rather repetitively as a result of the format) were:
 - The strategy included much that was to be commended, particularly the focus on decarbonisation and sustainable and active modes of travel, with explicit recognition of the possibility for enhanced digital infrastructure to assist with reducing the need to travel.
 - The strategy suffered from being disconnected from any spatial development strategy for the region, meaning that its aspirations were expressed in the abstract without consideration of how the region might actually be developed. For example its priorities for investment in transport infrastructure ignored the known existing national commitment of funding for road infrastructure and failed to take account of (or prescribe) the urban form of new development (much of which that is already planned is in the form of low-density housing estates).
 - The strategy failed to recognise the benefits to the region's economy and to the well-being of its citizens presented by its iconic landscapes (with part of the Cotswolds and North Wessex Downs as well as the whole Chilterns), but instead represented the Chilterns AONB simply as an area with poor connectivity, which is neither accurate nor helpful, and did not propose solutions for that.
 - Both the strategy and the proposal for a STB provide the opportunity for a Chilterns AONB-wide strategic approach to transport planning, and from that perspective (as well as the focus on low-carbon, sustainable and active travel) these proposals provide opportunities to align with the CCB/Chiltern Society Chilterns Transport Planning proposals.
8. The Chilterns Transport Planning project (see below) was referred to in the response and the position paper has been shared with the EEH, including with its "influencers' group" on which the CCB is represented by the Planner.

Chilterns Transport Planning project

9. Planning Committee in July agreed to follow up the initial approach made to Buckinghamshire in April with letters to the relevant members and officers in all the highways authorities across the Chilterns AONB area. There was an initial delay to that action due to pressures of other work, and thereafter the goalposts have moved significantly. As a result, and with the understanding of our partners in the project at the

Chiltern Society, and Mike Chadwick who authored most of the position paper, those actions have not been followed up as originally intended. As noted above, the paper has been distributed and referred to in relation to other work. The main issues that led to the current situation are as follows:

- Buckinghamshire Council has increasingly been consolidating itself following becoming a unitary in April, and there have been a lot of structural and staff changes: their focus has been elsewhere.
 - Reading Borough Council have consulted on their draft Transport Strategy (see above) and we shared the Common Approach document with them as part of our response. It is recommended that Reading Borough Council is brought into the group of councils engaged with on this project in the future.
 - England's Economic Heartland have consulted on their draft Transport Strategy (see above), and again the Common Approach document was shared as part of that response, and subsequently with their "Influencers' Group". Being focused on low-carbon, sustainable and active modes of travel, plus reducing the need to travel through better digital connectivity, there is already a lot of alignment with our Common Approach. The Strategy also provides the opportunity for a single strategic approach to transport planning covering the whole of the Chilterns area (albeit as part of a wider region).
 - EEH have also been approved as a statutory Sub-National Transport Body, and this could support the strategic approach we are seeking.
 - Buckinghamshire Council have pulled out of the group that is planning the Oxford-Cambridge Arc, on the basis that it has become a vehicle for planning housing rather than creating an economic development hub. They are still central to EEH, though, so still engaged in the Transport Strategy, but this changes the relationship that the council has with these issues.
10. While the above changes do alter the context for the Chilterns Transport Planning project, and hence how we need to engage on promoting it further (including who we promote it to), it does not change the content of the Common Approach paper in terms of the asks that we have worked up and agreed with the Chiltern Society. We are liaising with the Chiltern Society and Mike Chadwick on what our next steps on this should be, and would welcome the Committee's thoughts.

Recommendations

- 1. That the Committee notes and approves the responses made on the transport strategy consultations set out above.**
- 2. That the Committee notes the altered circumstances surrounding the Chilterns Transport Planning project, and advises on any next steps to be taken in partnership with the Chiltern Society.**
- 3. That the Committee approves approaching Reading Borough Council to engage them with the Chilterns Transport Planning project.**

Item 10: Strategy Discussion on the Oxford-Cambridge Arc

Author:	Matt Thomson, planner
Lead Organisations:	Chilterns Conservation Board
Resources:	Staff time
Summary:	A discussion to move towards a CCB position on the Oxford-Cambridge Arc proposals.
Purpose of report:	To provide an opportunity for discussion to inform a CCB position on the Oxford-Cambridge Arc proposals.

Background

1. The idea of a strategic growth area taking advantage of the knowledge-based economy, tech sector investment and general prosperity of the areas around and between the university cities of Oxford and Cambridge was first suggested as a joint initiative by the former South East, East Midlands and East of England development agencies in the early 2000s. Strategic activity has since been sporadic, partly as a result of ponderous progress with regional plans followed by their abolition post-2010, although the area has witnessed significant growth nonetheless without any unifying context.
2. The initiative has always involved the combination of employment and housing growth linked with new east-west transport infrastructure, with the flagship elements of the latter being a motorway (latterly “expressway”) linking Oxford and Cambridge, via Milton Keynes, and the implementation of East-West Rail, utilising a combination of existing (mostly underused) track-bed and new lines following a similar route.
3. In the absence of strategic planning machinery, attempts to get the initiative moving through informal joint working (often led by Local Enterprise Partnerships (LEPs)) or by government agencies (e.g. the National Infrastructure Commission (NIC) or Homes England, or its forbears) have been criticised for a lack of meaningful engagement with communities and inadequate assessment of environmental impacts, with the lack of a formal mechanism for strategic planning being identified as a key component of these failures.
4. Since 2015, the strategic planning and transport authorities and LEPs across the Arc have been working in partnership, under the title England’s Economic Heartland, to progress the initiative, secured approval to progress towards sub-national transport body status in 2017, and have been working on a transport strategy in support of this (see item 9 for CCB’s response) and this is expected to be followed by a spatial strategy.

5. Note: Buckinghamshire Council and the Buckinghamshire LEP have withdrawn from participating in planning for the Oxford-Cambridge Arc, although both remain involved with EEH. The concern is that the Arc has become too focused on delivering an abstract number of houses, rather than promoting economic development supported by sustainable travel.
6. Material produced by CCB has tended to refer to the Oxford-Cambridge Arc proposals in the abstract as a threat to the natural beauty of the Chilterns, often citing the proposal as one of the strategic scale pressures on the AONB, alongside HS2 and airport expansion at Heathrow and Luton. This position is held by other influential figures and is included in the Glover Review. We have formally objected to some of the proposed routes for the Expressway that came closer to the AONB boundary in Oxon and Bucks. A great concern is that the suggested 1 million homes will house commuters into London, and that this will result in pressure for yet more transport infrastructure that will further sever and disturb the Chilterns.
7. Arguably, the concerns outlined above reflect the situation as things have evolved in the absence of a strong strategic plan for the area. Developments (recent and proposed) in and around places like Bicester, Aylesbury, Milton Keynes, Northampton and Bedford are continuing to cater for needs driven by the economy of London, or cascaded out from areas further south, resulting in increased pressure for journeys across the Chilterns. At the same time, there continues to be relentless pressure for development in the Chilterns themselves, driven by the same economic forces.
8. The question is: could positive strategic planning for the Oxford-Cambridge Arc be made to work positively for the Chilterns, for example by reduce the demand for both cross-Chilterns travel and development within the AONB itself? (In this respect, a positive benefit could be measured as reducing projected future rates of growth in demand, not simply reducing existing levels of demand.)
9. A starting point, which has often been reflected to the decision-makers at England's Economic Heartland (EEH), is that part of what makes this area such a success is that it is framed by some truly world-class landscapes, with the designated Chilterns, Cotswolds and North Wessex Downs AONBs, and also the Cambridgeshire Fens. EEH barely recognises these in any of its published materials, and where it does, it tends to be as constraints on development rather than as assets that help to support the prosperity of the region. Why would a strategy for growth in the region surrounded by these assets want to achieve anything that would prejudice their character and qualities?
10. The governance geography of the Arc (i.e. the grouping of local authorities that make up England's Economic Heartland) could provide an opportunity for a strategic planning approach for the whole of the Chilterns AONB, which could be valuable if recommendations of the Glover Review, including the potential for National Park status, are delayed or not forthcoming. The relationship between planning for the Arc and the potential for securing

National Park status should also be considered, taking account of concerns (e.g. held by Buckinghamshire Council) that the Arc should not focus on housing delivery.

11. Other considerations for a CCB position on the Oxford-Cambridge Arc could include:
- a. How the balance of employment uses, housing and infrastructure could be planned to optimise the Arc's independence from London.
 - b. How the distribution or the built form of the development could assist with discouraging the Arc's attractiveness as commuter territory for London.
 - c. Whether the 1 million homes suggested for the Arc should be considered as 'bonus' additional growth for the constituent authorities, or as their contribution to meeting the assessed need for local housing development, with the Arc being the vision for the spatial distribution of the non-locally-specific element of that need.
 - d. Whether, in a post-Brexit context, the Arc should be looking to ports other than Dover/Folkestone for its exports, including Bristol, Liverpool, Immingham and Felixstowe, and how rail and road connections with those can be improved; and applying the same reasoning to East Midlands and Birmingham International airports, rather than Heathrow and Luton.
 - e. How the outlook of the Arc can be oriented towards its connections with the Midlands and the North, becoming a driver for the levelling-up agenda instead of a distraction from it.

Recommendation

1. **That the Committee discusses and adds to where appropriate the issues on the relationship between the Chilterns AONB and the Oxford-Cambridge Arc outlined in the report.**
2. **That the Committee considers whether the CCB should have a position statement on the Oxford-Cambridge Arc, and broadly what observations on the Arc initiative should be included within that statement.**